



WAKEFIELD  
01924 291 294

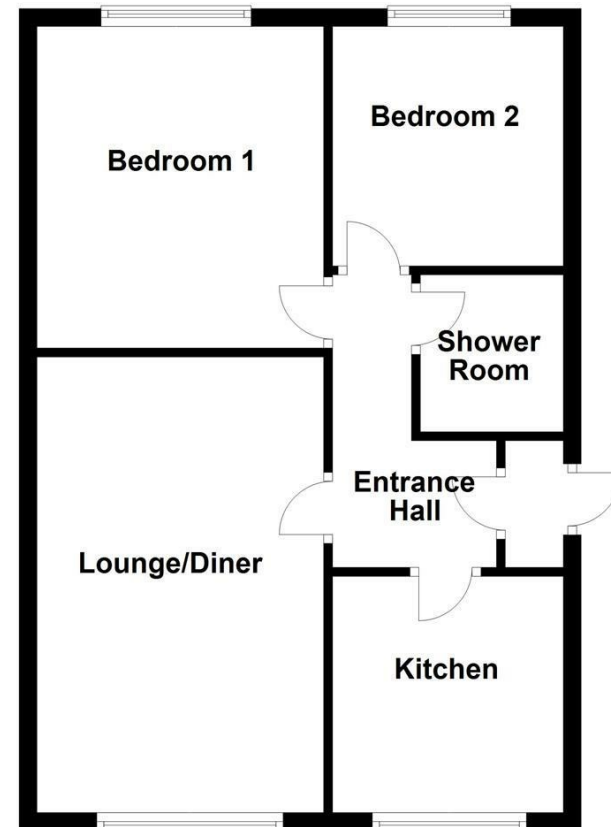
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 35 Rutland Road, Flockton, Wakefield, WF4 4TF

For Sale Freehold £175,000

Nestled in a cul-de-sac location is this two bedroom semi detached bungalow in need of a degree of modernisation with plenty of potential and benefitting from well proportioned accommodation, off road parking and front and rear gardens.

The property briefly comprises of the porch leading to the entrance hall, kitchen, lounge/diner, two bedrooms and the shower room/w.c. Outside to the front the garden is laid to lawn with a paved pathway and resin driveway leading down the side of the property. To the rear is a paved patio area, perfect for outdoor dining and entertaining with a timber shed and fully enclosed.

Located in the popular rural setting area of Flockton with shops and schools located nearby, with access to junction 39 of the M1 which is approximately a 10 minute drive away.

Simply a fantastic home which deserves a full appraisal to fully appreciate the accommodation on offer and to avoid any disappointment.



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## ACCOMMODATION

### SIDE PORCH

UPVC double glazed door leading into the side porch with further UPVC double glazed door providing access into the entrance hall.

### ENTRANCE HALL

Electric storage heater, loft access and doors to the kitchen, lounge/diner, two bedrooms and the shower room.

### KITCHEN

8'8" x 8'6" [2.66m x 2.61m ]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window to the front.

### LOUNGE/DINER

10'7" x 16'10" [3.23m x 5.15m]

Gas fireplace, coving to the ceiling and floor to ceiling UPVC double glazed partially frosted window to the front.



### BEDROOM ONE

10'7" x 11'10" [3.24m x 3.62m]

UPVC double glazed window to the rear, coving to the ceiling and fitted wardrobes.



### BEDROOM TWO

8'10" x 8'7" [2.71m x 2.63m]

UPVC double glazed window to the rear and coving to the ceiling.



### SHOWER ROOM/W.C.

5'4" x 5'10" [1.64m x 1.79m]

Spotlights to the ceiling, UPVC double glazed frosted window to the side, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with built in shower chair, electric shower head attachment and glass shower screen. Chrome ladder style radiator.



### OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway and resin driveway providing off road parking. To the rear is a paved patio area, perfect for outdoor dining and entertaining with a timber shed and fully enclosed.



### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.